



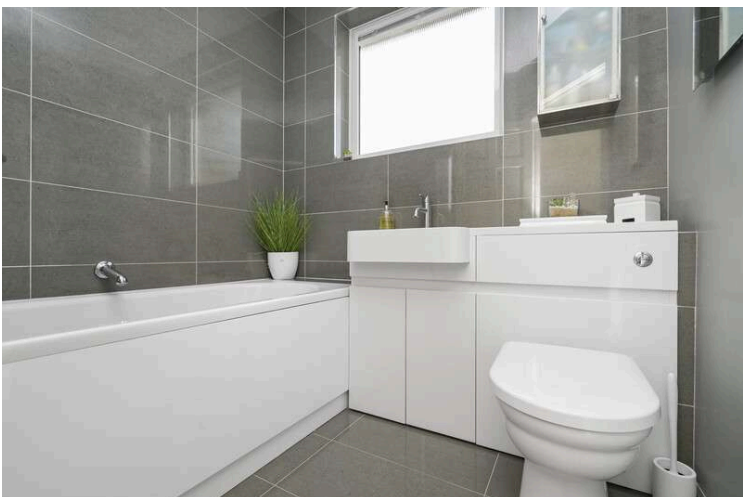
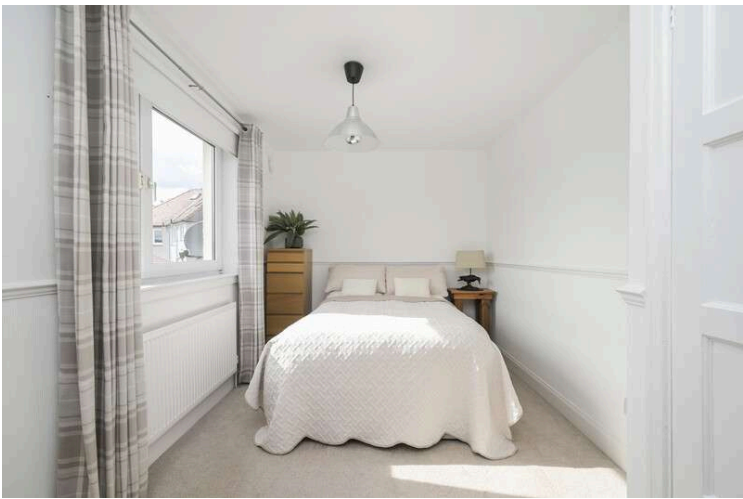
16 Viewbank Drive, Bonnyrigg, Midlothian, EH19 2HS

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Yet another stunning family home brought to the market by McDougall McQueen. We are delighted to be able to offer to the market this lovely bright and spacious three-bedroom, terraced house, set within a much sought-after area in Bonnyrigg Midlothian. Within walking distance and in the catchment area for the highly regarded Lasswade Primary School, only a stone's throw from Broomieknowe Golf Course, and superbly placed for a great range of amenities including shops, restaurants, and with excellent road, bus, and rail links nearby, this property is ideal for a host of purchasers including first time buyers, professional couples, and those with young families. The property is presented in excellent condition having been improved greatly by its current owners throughout the years, and is enhanced with double glazing, gas central heating, large private garden grounds, and a driveway with garage to the rear.

- Spacious living room with front facing window with window shutters, living flame gas fire and feature fire surround
- Lovely fully fitted individually designed, bespoke kitchen and dining room, with utility area proving rear access, windows to the front and rear, individually designed base, wall and larder units, five ring gas hob, extractor, double oven, integrated microwave, integrated dishwasher and full height double fridge freezer, ample space for a large dining table and chairs with a utility area with Miele washing machine and tumble dryer
- Main bedroom with front facing Dormer style window and bespoke built-in wardrobes
- Bedroom two with rear facing window and built-in double wardrobes
- Bedroom three with front facing Dormer style window and store cupboard
- Lovely modern family bathroom with three-piece suite, bath with wall mount tap, shower over the bath, shower screen, wc and sink with combined vanity unit
- Double glazing and central heating
- Driveway to the rear accessed via a private lane and courtyard
- Large detached garage with both light and power
- Private mature front and rear gardens



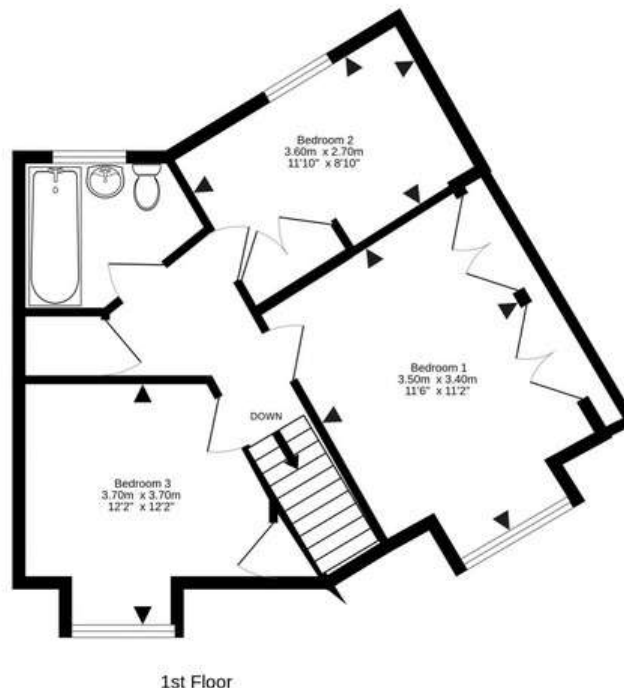
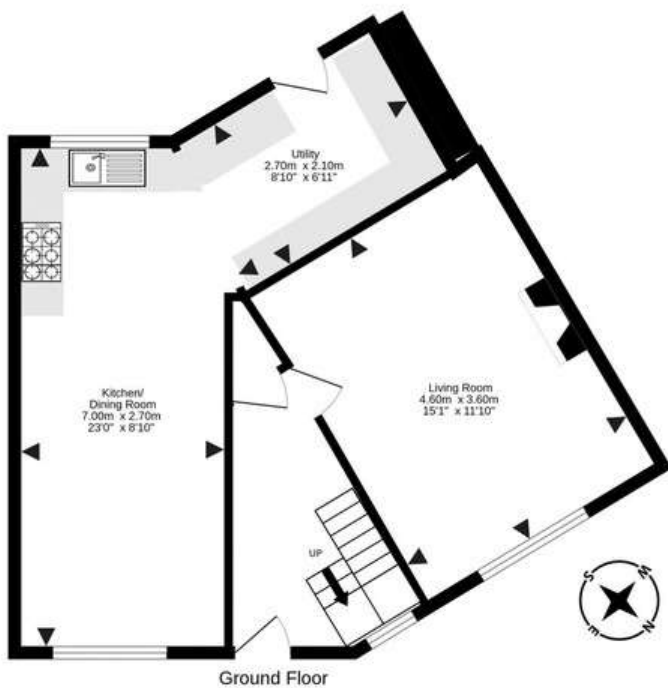
Location

Bonnyrigg is situated to the South of Edinburgh City Centre and offers excellent local schooling at both primary and secondary levels. The property is well positioned to take advantage of a good range of shopping outlets & restaurants on hand, supported by the usual banks, postal services, and Tesco superstore at Eskbank. There is further shopping in nearby Dalkeith, with Straiton Retail Park and Fort Kinnaird also close at hand whilst Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks, whilst for the more energetic Bonnyrigg has a sports complex offering a variety of sporting activities and a leisure centre with a swimming pool. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus in Dalkeith catering for the more mature student. In addition, the area benefits from a regular public transport service operating to and from Edinburgh and the neighbouring Midlothian towns and villages. With the City Bypass within quick and easy reach and the Borders Rail Line having a station only a few minutes' drive away in Eskbank, this property would make the ideal choice for commuters.

Extras

Included in the sale are: Floor coverings, light fittings, blinds, and shutters where fitted, integrated appliances, washing machine, and tumble dryer. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items including the double full height fridge freezer are available by negotiation and subject to offer.

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546
 Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

